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01-326	VICTOR & AURORA REYES
01-386	JOAN MAE SIMMS WANNER, ET AL
01-423	PRIMECO PERSONAL WIRELESS & ARMANDO GARCIA
01-424	PROVINCIAL REALTY ASSOCIATES, INC., ET AL
02-003	MICHAEL LATTERNER, TRUSTEE
02-037	FRANCISCO MORILLO

THE FOLLOWING HEARING WAS DEFERRED FROM 3/20/02 TO THIS DATE:

HEARING NO. 02-2-CZ11-2 (01-307)

28-54-39
Council Area 11
Comm. Dist. 11

APPLICANTS: MANUEL & CECILIA ZELAYA

- (1) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a zero lot line residential addition setback 2.33' (10' required) from the interior side (south) property line.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a zero lot line residence with a lot coverage of 57% (50% permitted).
- (3) NON-USE VARIANCE OF ZONING REGULATIONS to permit a zero lot line residential addition to encroach within the required 4' maintenance easement (not permitted).
- (4) NON-USE VARIANCE OF ZONING REGULATIONS to permit a zero lot line residence with a penetrable opening of 9.66 linear feet (28 linear feet required).

A plan is on file and may be examined in the Zoning Department entitled "Proposed Addition for Mrs. Mirtha Selaya," as prepared by Jose A. Martinez, dated 5/27/01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 2, CALISTOGA ESTATES, Plat book 129, Page 62.

LOCATION: 5746 S.W. 149 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 45' x 90'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 3/20/02 TO THIS DATE:

HEARING NO. 02-2-CZ11-3 (01-326)

28-54-39
Council Area 11
Comm. Dist. 11

APPLICANTS: VICTOR & AURORA REYES

- (1) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a bedroom/bath addition to a zero lot line residence setback 4' (10' required) from the interior side (south) property line.
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a roofed terrace addition to setback 7' (10' required) from the rear (west) property line and to setback 4' (10' required) from the interior side (south) property line.
- (3) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a utility shed to setback 1' (5' required) from the rear (west) property line and 0' (5' required) from the interior side (north) property line.
- (4) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit a lot coverage of 77% (50% permitted).
- (5) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a utility shed to be spaced 6' from the house (10' permitted).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition for Mr. Victor Reyes," as prepared by Jose A. Martinez. and dated received Sept. 7, 2001 & Sept. 27, 2001 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 11, Block 2 of CALISTOGA ESTATES, Plat book 129, Page 62.

LOCATION: 5756 S.W. 149 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 45' x 90'

PRESENT ZONING: RU-4L (Limited Apartment House 23 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 3/20/02 TO THIS DATE:

HEARING NO. 02-3-CZ11-2 (01-423)

30-55-39
Council Area 11
Comm. Dist. 9

APPLICANTS: PRIMECO PERSONAL WIRELESS & ARMANDO GARCIA

- (1) UNUSUAL USE to permit a 120' high wireless supported service facility and ancillary equipment.
- (2) SPECIAL EXCEPTION to permit a barbed wire chain link fence.

Plans are on file and may be examined in the Zoning Department entitled "Antenna Installation at El Chino Nursery Site Number 68222," consisting of 4 sheets, as prepared by Kimley-Horn and Associates, Inc., and a "Map of Topographic Survey," as prepared by Williams, Hatfield & Stoner, Inc., all dated stamped received 12/7/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 620' of the SW ¼ of the SW ¼, less the north 872', less the west 65' and less the south 40' for rights-of-way in Section 30, Township 55 South, Range 39 East.

LOCATION: 16751 S.W. 177 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.33 Acres

PRESENT ZONING: GU (Interim)
BU-1 (Business – Neighborhood)

THE FOLLOWING HEARING WAS DEFERRED FROM 4/29/02 TO THIS DATE:

HEARING NO. 00-9-CZ11-1 (01-235)

29-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: WILLIAM P. CALVERT, TRUSTEE

- (1) AU to RU-TH
- (2) SPECIAL EXCEPTION to permit site plan approval for a residential development.
- (3) UNUSUAL USE to permit a lake excavation.
- (4) NON-USE VARIANCE OF ZONING REGULATIONS restricting private parking to adjacent groups of no more than 4 spaces with said groups separated by the use of landscape elements; to waive same.

A plan is on file and may be examined in the Zoning Department entitled "Countryside Villas," as prepared by Cad Studio Architecture, Inc., consisting of 15 sheets; to wit: Sheets A-1, A-1A, A-1B, A-1C and A-2 through A-9; and Sheets L-1, L-2 and L-3 as prepared by Hall & Bell, P.A. all dated received 9/17/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 5 of MIAMI EVERGLADES LAND CO. SUBDIVISION, Plat book 2, Page 3 in Section 29, Township 54 South, Range 39 East.

LOCATION: The Southwest corner of S.W. 162 Avenue & S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

AU (Agricultural - Residential)
RU-TH (Townhouse – 8.5 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 4/29/02 TO THIS DATE:

HEARING NO. 02-4-CZ11-2 (01-268)

25-54-39
Council Area 11
Comm. Dist. 10

APPLICANT: IGNATIAN SPIRITUAL CENTER, INC.

- (1) MODIFICATION of Conditions #2, of Resolution Z-8-85, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Casa Encuentros Familiares,' as prepared by A. Taquechel Assoc., Inc., dated August 3, 1984, consisting of 5 pages."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Encuentros Familiares Phase 3,' as prepared by A. Taquechel Assoc., Inc., dated 3/6/02 and consisting of 4 sheets."

The purpose of this request is to permit the applicant to submit revised plans for a previously approved religious retreat showing a new 2 story dormitory building.

- (2) NON-USE VARIANCE OF ZONING REGULATIONS prohibiting parking areas including driveways closer than 25' to an official right-of-way; to waive same to permit driveways within 25' of S.W. 122nd Avenue, and parking areas within 25' of S.W. 56th Street.
- (3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 142 parking spaces (186 required).
- (4) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit a lot coverage of 20% (15% permitted).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of the NW ¼ of the NE ¼ of Section 25, Township 54 South, Range 39 East, less the north 50' and less the west 35' thereof for right-of-way dedication.

LOCATION: 12190 S.W. 56 Street (Miller Road), Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.15 Acres

PRESENT ZONING: GU (Interim)

THE FOLLOWING HEARING WAS DEFERRED FROM 4/29/02 TO THIS DATE:

HEARING NO. 02-4-CZ11-3 (01-323)

26-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: JORGE HERNANDEZ

- (1) NON-USE VARIANCE OF ZONING REGULATIONS to permit an existing addition to setback 1.6' (7' required) from the interior side (north) property line.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a lot coverage of 47.3% (40% permitted) (45% previously approved).

A plan is on file and may be examined in the Zoning Department entitled "Patio "As Built": Hernandez Residence," as prepared by R. S. Scandra and "Map of Boundary Survey," as prepared by Caribbean Land Surveyors, Inc., both stamped dated received on 11/27/01. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 12, Block 8 of SUNSET HARBOUR, SECTION II, Plat book 118, Page 58.

LOCATION: 12716 S.W. 63 Circle Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.11 Acre

PRESENT ZONING: PAD (Planned Area Development)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 4/29/02 TO THIS DATE:

HEARING NO. 02-4-CZ11-4 (02-3)

21-55-39
Council Area 11
Comm. Dist. 11

APPLICANT: MICHAEL LATTERNER, TRUSTEE

(1) IU-C to BU-1A

REQUEST #1 ON PARCEL "A"

(2) IU-C to IU-1

REQUEST #2 ON PARCEL "B"

SUBJECT PROPERTY: PARCEL "A": Begin 195' east of the Northwest corner of Section 21, Township 55 South, Range 39 East, continue east 1,139.76', south 609.91', west 1,141.22', north 609.94' to the Point of beginning, less the south 96' of the west 88' thereof. AND: PARCEL "B": The west 415.42' of the east 1,750.3' of the north 609.91' less the north 40' for right-of-way of Section 21, Township 55 South, Range 39 East.

LOCATION: South of S.W. 136 Street and 160' east of S.W. 157 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 15.97 Acres

IU-C (Industry – Conditional)

BU-1A (Business – Limited)

IU-1 (Industry – Light)

THE FOLLOWING HEARING WAS DEFERRED FROM 4/29/02 TO THIS DATE:

HEARING NO. 02-4-CZ11-5 (02-37)

3-55-39
Council Area 11
Comm. Dist. 11

APPLICANT: FRANCISCO MORILLO

MODIFICATION of Condition #2 of Resolution 4ZAB-220-85, passed and adopted by the Zoning Appeals Board, and only as it applies to the subject property, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Encore Weitzer Group,' as prepared by Cano, Sotolongo and Assoc., dated 4/30/85 on Pages One and Two, dated revised 5/8/85 on Page 3, dated 3/4/85 on Pages 4 and 5."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Encore Weitzer Group,' as prepared by Cano, Sotolongo and Assoc., dated 4/30/85 on Pages One and Two, dated revised 5/8/85 on Page 3, dated 3/4/85 on Pages 4 and 5; and plans entitled 'Open Terrace for: Mr. Francisco & Monica Morillo,' as prepared by Emilio R. Pinero, consisting of 3 sheets stamped received 2/6/02."

The purpose of the request is to allow the applicant to submit plans showing an existing roofed terrace addition to a zero lot line residence.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 34, Block 11, PANACHE, SECTION 3, Plat book 128, Page 31.

LOCATION: 9041 S.W. 147 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 46.6' x 62'

PRESENT ZONING: RU-3M (Minimum Apartment House 12.9 units/net acre)

HEARING NO. 02-6-CZ11-1 (01-386)

33-55-39
Council Area 11
Comm. Dist. 9

APPLICANTS: JOAN MAE SIMMS WANNER, ET AL

(1) AU to EU-M

REQUEST #1 ON PARCEL "A"

(2) AU to RU-1

REQUEST #2 ON PARCEL "B"

SUBJECT PROPERTY: PARCEL "A": The west 165' of the following described parcel: The west ½ of the west ½ of the SW ¼ of Section 33, Township 55 South, Range 39 East, less the north 964.2' and less the south 958.3' thereof. AND: PARCEL "B": The west ½ of the west ½ of the SW ¼ of Section 33, Township 55 South, Range 39 East, less the north 964.2', less the south 958.3' and less and except the west 165' thereof.

LOCATION: Lying on the Southwest corner of S.W. 157 Avenue (Newton Road) and theoretical S.W. 178 Terrace; A/K/A: 18005 S.W. 157 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.55 Gross Acres

AU (Agricultural – Residential)
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)
RU-1 (Single Family Residential)

HEARING NO. 02-6-CZ11-1 (01-424)

29-54-39
Council Area 11
Comm. Dist. 11

APPLICANTS: PROVINCIAL REALTY ASSOCIATES, INC., ET AL

AU to RU-1(M)(b)

SUBJECT PROPERTY: Tracts 9 & 10, MIAMI EVERGLADE LAND COMPANY LTD., Plat book 2, Page 3 in Section 29, Township 54 South, Range 39 East.

LOCATION: The east side of theoretical S.W. 167 Avenue, 660' south of theoretical S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 20 Acres

AU (Agricultural – Residential)
RU-1(M)(b) (Modified Single Family – 6,000 sq. ft. net)